



Tucson-Pima County Historical Commission
Plans Review Subcommittee

Monday, December 14, 2009

Special Meeting Notice

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:04 p.m.

Commissioners: Teresita Majewski (Chair), Kathy Nabours, Bill Mackey, Demion Clinco, Sharon Chadwick, Patsy Waterfall, Gal Witmer

Staff: Frank S. Podgorski, Michael Taku, Jonathan Mabry, Aline Torres

2. Discuss Status Updating of Development Standard 9.-08 Related to Historic Preservation Zone Review/Approval of Design Guidelines

Jonathan Mabry, City of Tucson, Historic Program Manager, stated the purpose of this meeting is to seek input from commissioners on the updating of City of Tucson Development Standard 9.08 since the City of Tucson Land Use Code is being reformatted. This will allow commissioners to have their concerns addressed regarding historic review criteria incorporated into the Land Use Code. This updating will not replace the individual design guidelines as published in each of the five (5) local historic preservation zone brochures; rather, provide a consistent document with all design guidelines addressed. Two documents were distributed to commissioners: 1) Draft Concept for Uniform design Guidelines in City of Tucson Historic Preservation Zones, and; 2) City of Phoenix Historic Preservation Office/General Design Guidelines for Historic Properties.

Discussion amongst staff and commissioners began with cisterns/water harvesting techniques in relationship to historic review. These amenities are considered accessory structures and must be placed a minimum of six (6') feet from the property lines. Solar panels were discussed and their impact on the front of a residence.

Windows in historic districts are a major concern since there are new window products that are energy efficient and many homeowners are anxious to replace steel casement windows that are not energy efficient. Dr. Mabry emphasized that repair of existing windows should be the first priority for homeowners. If that is not feasible, Commissioner Clinco stated that if the window material and profile are the same and the dimensions are not altered new energy efficient windows currently on the market are acceptable as replacements.

Commissioner Clinco pointed out that although it may be demonstrated by an applicant/property owner that new construction or an addition meets the existing design criteria for "height", consideration should be made for adjacent buildings in the development zone that are "overpowered" by the proposed height of a new building/addition in the development zone.

Perimeter wall heights should be consistent as expressed by Commissioner Chadwick since wall heights are measured from the inside grade and there are cases in historic preservation zones where topography plays a role in determining how a perimeter wall height is measured. Obstructing the visual appearance of the front of a contributing historic building is a concern when front walls/fences are proposed by a property owner.

Dr. Mabry and Aline Torres, Lead Planner, will consider all of the comments made by commissioners at this meeting and edit the existing Development Standard 9.-08 for presentation to commissioners at another special meeting in January as yet to be determined.

3. Call to the Audience: No one to speak.
4. Meeting adjourned at 2:45 p.m.